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Your ref: PP:09216041
Our ref: 1185 4 LMS SNL

25 February 2021

Planning Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

MR G FRANKLIN
CHANGE OF USE OF VACANT PUBLIC HOUSE (USE CLASS A3) TO A PAIR OF DWELLINGS (USE CLASS C3(a))
THE CHEQUERS, MAIN STREET, GEDNEY DYKE, PE12 0AJ

Please find attached a Full Planning Application for the change of use of the Chequers Public House (Use Class A3) to two dwellings (Use Class C3(a)) at the above site submitted by the Planning Portal, reference PP: 09216041.

Our client purchased the property and proceeded to extend and completely refurbish the premises in 2010. The business did not succeed, and our client was effectively subsidising the operation of the pub out of his own pocket. The business closed on 24th December 2017.

The property was marketed between 2015 and 2017 via a succession of specialist property marketing companies. In July 2015 Davey and Co marketed the property, but no buyer was found. The property was then marketed by Christie & Co the following year, similarly without success and in 2017 the property was put to auction via Brown & Co but failed to sell.

A Full Planning Application was submitted on 9th March 2018, reference H06-0246-18 and was to be considered at a Planning Committee meeting of 25th July 2018 with a recommendation of approval. The Application was withdrawn prior to its determination in light of the considerable interest from the local community the proposal was attracting.

On 31st July of 2018 the Chequers Public House became registered as an Asset of Community value under the provisions of Chapter 3, Part 5 of the Localism Act 2011. Following the addition of the premises to the List, a local community group was formed which then notified the council that it intended to make a business case to buy the premises. A bid was submitted in writing to the owner, but this fell significantly short of a reasonable offer in relation to the asking price and was based on their own valuation.

In the time since the community made the unsuccessful offer, there has been no further contact between our client and the community group.

Our Client's position with regards to the future of the building remains unchanged.

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Our client has requested that the council reassesses the inclusion of the public house as an Asset of Community Value on the List. To date, there has been no indication where this process has got to, despite repeated requests to the council. The letter from our client's solicitor's details these proceedings and is included as part of this application.

The building is in good order both internally and externally, is within a good-sized curtilage and lends itself to subdivision into a pair of dwellings. The submitted drawings indicate how this would be carried out, to include a new access for the southern dwelling.

This application is for the change of use of a building within the built-up part of the settlement that would otherwise remain vacant. The change of use will result in the formation of two dwellings, which will provide a modest addition to the housing stock in the settlement, and one that will have little or no impact on the existing character of the area.

Flood Risk

The site lies within Flood Zone 3a and is classed as 'more vulnerable' in table 2a in the National Planning Policy Framework. The updated 2017 South Holland Strategic Flood Risk Assessment identifies the site and the middle of Gedney Dyke as having 'no hazard'. Nonetheless, in accordance with Local Authority advice, we enclose a statement with regards to flood risk.

Conclusion

The community group has been afforded every opportunity under the Localism Act to purchase the public house but there appears to be little progress. In the meantime, our client has had to maintain an empty building with little prospect of it generating any income.

We trust you will consider the application favourably, but should you require any further information, please do not hesitate to contact us.

Yours faithfully

Robert Doughty Consultancy Limited

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